



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMITTEE MEMORANDUM

TO: Commissioner Matti Bower, Chairperson
Commissioner Luis R. Garcia, Jr., Chairperson
Members of the Ad Hoc Condominium Reform Taskforce
Alex Annunziato – Appointed by Commissioner Matti Bower
Nina Baliga – Appointed by Commissioner Luis R. Garcia, Jr.
Frank Del Vecchio – Appointed by Vice-Mayor Richard Steinberg
Joe Fontana – Appointed by Commissioner Saul Gross
Michael C. Gongora – Appointed by Vice-Mayor Richard Steinberg
Calvin Kohli – Appointed by Commissioner Saul Gross
Luis Maseda – Appointed by Commissioner Jerry Libbin
Milli Membiela – Appointed by Commissioner Simon Cruz
Barbara Montero – Appointed by Commissioner Jerry Libbin
Maria Elena Negrin – Appointed by Commissioner Luis R. Garcia, Jr.
Rocio Sullivan – Appointed by Commissioner Simon Cruz
Stevan M. Zaiman – Appointed by Commissioner Matti Bower
Morris Sunshine- Appointed by Mayor David Dermer
Justo Gomez- Appointed by Mayor David Dermer

FROM: City Manager, Jorge M. Gonzalez

[Signature] for

DATE: April 18, 2006

SUBJECT: Meeting of the Ad Hoc Condominium Reform Taskforce

A meeting of the Ad Hoc Condominium Reform Taskforce has been scheduled for April 18, 2006 at 6:00PM in the City Manager's Large Conference Room.

AGENDA

1. Minutes of the April 4, 2006 Ad Hoc Condo Reform Taskforce
2. Report by City Attorney's Office on how to address the following recommendation:

Amend the City's Occupational Code Provisions—Provisions could be considered that would require condominium associations, at license renewal, to provide confirmation that all unit owners have been provided notice of all code violations in the building's common areas.
3. Progress report to Committee (Frank DelVecchio)
4. Report on whether a courtesy notice can be sent to all owners when a condominium's common area receives a violation- City Manager's Office

JMG/TH/DM
Attachments

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Minutes of the April 4, 2006 Ad Hoc Condo Reform Taskforce

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MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

MEMORANDUM

TO: Mayor David Dermer and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager

DATE: April 18, 2006

SUBJECT: **MINUTES OF THE AD HOC CONDOMINIUM REFORM TASKFORCE MEETING OF APRIL 4, 2006**

The meeting of the Adhoc Condominium Reform Taskforce was held on Tuesday, April 4, 2006. **The attendees were as follows:** Taskforce members Commissioner Matti Herrera Bower, Commissioner Luis R. Garcia, Jr., Nina Baliga, Frank Del Vecchio, Joe Fontana, Michael C. Gongora, Calvin Kohli, Barbara Montero, Justo Gomez, Morris Sunshine, Maria Elena Negrin, and Rocio Sullivan

Absent: Alex Annuziato, Luis Maseda, Milli Membiela and Stevan M. Zaiman

City Staff: Dolores M. Mejia, Special Projects Administrator; Tim Hemstreet, Assistant City Manager and Rhonda Montoya Hassan First Assistant City Attorney

1. Minutes of the April 4, 2006 Ad Hoc Condo Reform Taskforce

MOTION: Motion to approve minutes made by Frank DelVecchio; Seconded by Calvin Kohli.

VOTE: All in favor.

2. Action the City can take, respecting condominium conversions and existing condominiums, to identify and require upgrades – City Attorney's Office.

Discussion held. No action taken.

3. Report by City Attorney's Office on how to address the following recommendation:

Amend the City's Occupational Code Provisions—Provisions could be considered that would require condominium associations, at license renewal, to provide confirmation that all unit owners have been provided notice of all code violations in the building's common areas.

Item deferred to April 18, 2006 meeting of the Task Force.

4. Report on how the lien search can be modified or changed to include how the premise/unit can be used (Rocio Sullivan)—City Attorney's Office

Item deferred to April 18, 2006 meeting of the Task Force. Task Force requested Lien Search form for review at April 18, 2006 meeting.

Commission Memorandum

Minutes of the 2/21/06 Adhoc Condominium Reform Taskforce Meeting

April 18, 2006

Page 2 of 2

- 5. Report on whether a courtesy notice can be sent to all owners when a condominium's common area receives a violation- City Manager's Office.**

Discussion held. Request to continue item until the April 18, 2006 meeting.

- 6. Discussion regarding TCO's for condominiums (Barbara Montero).**

Discussion held. No action taken.

MOTION TO ADJOURN: Motion made by Calvin Kohli; Seconded by Barbara Montero.

VOTE: All in favor.

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AD HOC CONDOMINIUM REFORM TASKFORCE MEETING

Tuesday, April 4, 2006 @ 6:00 P.M.

City Manager's Large Conference Room

Attendance Sheet

NAME	E-MAIL ADDRESS	CONTACT NUMBERS	FAX NUMBER
JEAN HERMAN	1130 11 TH ST., @ 4A, M.B. FLA.	534-1953	M/A
2. Angel Noleiro	1840 Seaside Ave. #206	305-673-3023	M/A
3. Rosalyn Wynn	1840 Seaside Ave #206	305-673-3023	M/A
4. Kevin Pearson	1348 Seaside Ave #263	305-672-9158	
5. FRANK DEL VECCHIO	frankdelvechio @ att.net	305-672-2406	
6. NINA BALIGA	nbaliga @ seiv11.org	305-672-7071	
7. JESSE E. Gayer	JGayer 400 @ AOL.COM	305-861-1155	
8. ADRIAN'S Sunshine	405 400 @		
9. MORRIS Sunshine	MorseControl @ the-beach.net	-	-
10. Miguel Gonzalez	Mgonzalez @ becker-polakoff.com	305-260-1014	
11. MARIA ELENA NEGRIN	GALANOGAR @ DELL SOUTH.	7-367-7112	
12. Luis R. Garcia Jr	LUIS LUIS @ MIAMI BEACH FL. GOV	305-673-7105	
13. JOE FONTANA	@	305-861-0054	305-861-0659
14. Barbara Mondoro	bhm @ the-beach.net	305-673-2812	
15. Calvin Kohli	CKohli @ AOL.COM	305-345-6210 786-200-7100	305-947-6699
16. Andres R Villareal	AVILLARREAL @ MIAMI BEACH FL. GOV	305-673-7000 ext 786-306-586-5345	
17. Rocio Sullivan	rosullivanyc @ msn-com	(786) 210-6253	
18. Johnny Golden	@		
19. MIRIAM KOCK	KOCKGENE @ AOL.COM	786-486-2143	
20. Marilyn Sarani	MS16 @ NTRS.COM	(305) 789-1523	(305) 789-1145

AD HOC CONDOMINIUM REFORM TASKFORCE MEETING
Tuesday, April 4, 2006 @ 6:00 P.M.
City Manager's Large Conference Room

Attendance Sheet

NAME	E-MAIL ADDRESS	CONTACT NUMBERS	FAX NUMBER
1. Dolores Mejia	dmejia@miamibeachfl.gov	xt 6834	ext. 7782
2. Tim Hemstreet	timhemstreet@ "	ext-7010	"
3.	@		
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**Report by City Attorney's Office on how to
address the following recommendation:**

**Amend the City's Occupational Code
Provisions**—Provisions could be considered that
would require condominium associations, at license
renewal, to provide confirmation that all unit owners
have been provided notice of all code violations in
the building's common areas.

(DISCUSSION ONLY)

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Progress report to Committee (Frank DelVecchio)

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Ramos, Lupita

From: Frank Delvecchio [fdelvecchio@atlanticbb.net]
Sent: Saturday, April 01, 2006 5:17 PM
To: Ramos, Lupita; Mejia, Dolores
Cc: Hemstreet, Tim; Gonzalez, Jorge; Turner, Debora; barbaramontoya@miamibeachfl.gov
Subject: REVISED D * R * A * F * T Progress Report to City Commission on Condo Reform Task Force
Importance: High

I request that you forward this e-mail to the members of the ad hoc condo reform task force, to which is attached a D R A F T [REVISION -1] of a progress report, for consideration at their April 4 meeting.

There was sentiment at previous meetings that progress reports to the city commission are desirable.

In order to provide such a report for the city commission's April 11 meeting, it will be necessary to get the task force's approval at its next (April 4) meeting.

REVISED DRAFT Attached.

4/12/2006

April 4, 2006

MEMORANDUM FOR: Mayor David Dermer and Members of the City Commission

FROM: Condominium Reform Task Force

SUBJ: Progress Report

TASK FORCE ESTABLISHED. The ad hoc Condominium Reform Task Force was authorized by the city commission at its Dec. 7, 2005 meeting. Each member of the commission has appointed two members, and the task force is co-chaired by Commissioners Luis R. Garcia, Jr. and Matti Bower.

The first meeting was held Tuesday, Feb. 7, 2006, and meetings are scheduled bi-weekly thereafter. Subsequent meetings were held March 14 and March 21. The task force, at its April 4 meeting, voted to submit this progress report to the city commission

MAJOR DECISIONS TAKEN. At its initial meeting, the task force decided to first discuss pending and possible legislative actions for the current state legislative session, and then turn to items within the control of the city government.

1. At its Feb. 7, 2006 meeting, the task force adopted the recommendation by the city attorney that the city should lobby its legislators to strengthen the disclosures required for condominium conversions, under F.S. 718.616. ^{1/}

2. At its Feb. 21 meeting, the task force included a specific list of seven disclosures, not now required under 718.616 for condominium conversions, for inclusion in the city commission's lobbying instructions. ^{2/}

3. At its March 14 meeting, the task force considered what disclosures the city might require about conditions at a condominium, such as code violations cited for common areas. The extent to which the city can require disclosures specific to condominiums, and the scope of disclosures, is pending advice from the city attorney's office, and subsequent consideration by the task force.

^{1/} VOTED AT FEB. 7, 2006 MEETING:

Urge the legislature to strengthen the Condominium Act.

Adopted recommendations of the City Attorney, Jan. 23, 2006 memo to city commission, paragraph C., 4. a), b), c) d) e), f).

[Strengthening the required disclosures as required by the Condominium Act, Section 718.616].

^{2/} VOTED AT FEB. 21, 2006 MEETING:

Add to the required disclosures in F.S. 718.616, items 1 through 7:

[List included in minutes of Feb. 21 meeting:]

"Added to the motion as #7- disclosure shall include any current approved municipal occupational license and use for the premises.

"Amended motion: Lobbying effort approved in last motion (disclose-Ch 718.616) include the following required disclosures:

"Added to 3(A) or other section to be determined by City Attorney's Office

1-outstanding municipal code (building, use, etc.) violations on the premises

2-date of 40 year recertification requirement

3-accounting of the status of the capital replacement and repair reserve fund

4-current capital contracts in effect

5-any litigation respecting the premises

6-listing of all outstanding municipal or contractor liens

7- any current approved municipal occupational license and use for the premises."

**Report on whether a courtesy notice
can be sent to all owners when a
condominium's common area
receives a violation**

City Manager's Office

(DISCUSSION ONLY)

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